

SOUTH BEND REDEVELOPMENT COMMISSION
County-City Building, Room 1308
227 West Jefferson Boulevard
South Bend, Indiana

REGULAR MEETING
Friday, December 7, 2007
10:00 a.m.

REVISED AGENDA

- 1. Roll Call**
- 2. Approval of Minutes**
 - A. Approval of Minutes of the Continued Meeting of Thursday, November 8, 2007.
 - B. Approval of Minutes of the Regular Meeting of Friday, November 16, 2007.
- 3. Approval of Claims**
- 4. Communications**
- 5. Old Business**
- 6. New Business**
 - A. Public Hearings
 - (1) Public Hearing concerning proposed Supplemental Appropriation Resolutions of the South Bend Redevelopment District. (Various allocation areas for the payment of expenses related to their respective allocation areas)
 - (a) Commission approval requested for Resolution No. 2397 a Supplemental appropriation resolution of the Redevelopment Commission (South Bend Central Development Area).
 - (b) Commission approval requested for Resolution No. 2398 a Supplemental appropriation resolution of the Redevelopment Commission (Airport Economic Development Area).
 - (c) Commission approval requested for Resolution No. 2399 a Supplemental appropriation resolution of the Redevelopment Commission (West Washington-Chapin Development Area).

- (d) Commission approval requested for Resolution No. 2400 a Supplemental appropriation resolution of the Redevelopment Commission (Downtown Medical Services District).
 - (e) Commission approval requested for Resolution No. 2401 a Supplemental appropriation resolution of the Redevelopment Commission (Douglas Road Economic Development Area).
 - (f) Commission approval requested for Resolution No. 2402 appropriating tax increment financing revenues from Allocation Area No. 1 fund for the payment of certain obligations and expenses related to the South Side Development Area Allocation Area No. 1.
 - (g) Commission approval requested for Resolution No. 2403 appropriating tax increment financing revenues from Allocation Area No. 2 fund for the payment of certain obligations and expenses related to the South Side Development Area Allocation Area No. 2.
 - (h) Commission approval requested for Resolution No. 2406 appropriating tax increment financing revenues from Allocation Area No. 3 fund for the payment of certain obligations and expenses related to the South Side Development Area Allocation Area No. 3.
- (2) Public Hearing on Resolution No. 2404 appropriating monies for the purpose of defraying the expenses of certain local public improvements for the fiscal year beginning January 1, 2008 and ending December 31, 2008, including all outstanding claims and obligations, fixing a time when the same shall take effect. (Fund 425, Leighton Retail Space and Courtyard)
 - (3) Commission approval requested for Resolution No. 2404.
 - (4) Public Hearing on Resolution No. 2405 appropriating monies for the purpose of defraying the expenses of certain local public improvements for the fiscal year beginning January 1, 2008 and ending December 31, 2008, including all outstanding claims and obligations, fixing a time when the same shall take effect. (Blackthorn Golf Course)
 - (5) Commission approval requested for Resolution No. 2405.

B. Tax Abatements

- (1) Commission approval requested for Resolution No. 2415 approving an application for real property tax deduction in the Northeast Neighborhood Development Area (918 N. St. Peter)

C. Housing

- (1) Commission approval requested for Loan and Grant in connection with the South Bend Home Improvement Loan Program for property located at 539 Riverside Drive. (Michelle and Gilbert Gadia)

D. South Bend Central Development Area

- (1) Commission approval requested for Resolution No. 2407 related to acquisition of property in the South Bend Central Development Area. (Cleo Washington)
- (2) Commission approval requested for Resolution No. 2416 approving and accepting a counter offer for the acquisition of property in the South Bend Central Development Area. (Cleo Washington)
- (3) Commission approval requested for proposal for asbestos and lead based paint inspection in the South Bend Central Development Area. (332 W. Jefferson)
- (4) Commission approval requested for Resolution No. 2420 approving and accepting a counter offer for the acquisition of property in the South Bend Central Development Area. (Fat Daddy's)
- (5) Commission approval requested for Authorization for Entry Upon and the Temporary Use of Public Property Located within the South Bend Central Development Area. (NW St. Joseph/Jefferson)
- (6) Commission approval requested for Purchase Agreement By and Between South Bend Redevelopment Commission and Foster A. Martin and Linda L. Martin dated December 7, 2007. (Beebe Cabinet)

E. Airport Economic Development Area

- (1) Commission approval requested for Resolution No. 2412 related to acquisition of property in the Airport Economic Development Area. (1406 S. Franklin, Eckler-Lahey)
- (2) Commission approval requested for Resolution No. 2413 approving and

accepting a counter offer for the acquisition of property in the Airport Economic Development Area. (1406 S. Franklin, Eckler Lahey)

- (3) Commission approval requested for Resolution No. 2417 approving the Addendum to the Agreement for the transfer of real property from the City of South Bend, Indiana Redevelopment Commission. (Transpo)
- (4) Commission approval requested for Resolution No. 2418 related to acquisition of property in the Airport Economic Development Area. (River of Life Church)
- (5) Commission approval requested for Resolution No. 2419 approving and accepting a counter offer for the acquisition of property in the AEDA (River of Life Church)
- (6) Commission approval requested for Sprinkler Maintenance and Winterization in the Blackthorn Corporate Park.

F. West Washington-Chapin Development Area

G. South Side Development Area

H. Northeast Neighborhood Development Area

- (1) Commission approval requested for Resolution No. 2408 related to acquisition of property in the Northeast Neighborhood Development Area. (1106 Burns)
- (2) Commission approval requested for Resolution No. 2409 approving and accepting a counter offer for the acquisition of property in the Northeast Neighborhood Development Area. (1106 Burns)
- (3) Filing of Resolution No. 2414 amending the Northeast Neighborhood Development Area Development Plan (acquisition list)

I. Douglas Road Economic Development Area

J. Other

- (1) Commission approval requested for First Addendum to Agreement for Programs and Services with Urban Enterprise Association of South Bend, Inc. (Façade Matching Grant Program, Miami Street Corridor)

7. Progress Reports

- A. Tax Abatement
 - B. Common Council
 - C. Other
- 8. Next Commission Meeting:** Friday, December 21, 2007 at 10:00 a.m.
- 9. Adjournment**